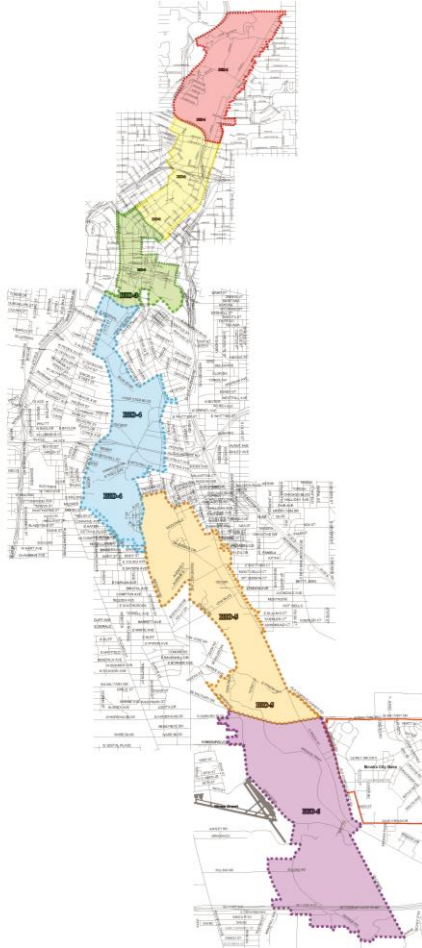


RIO 1 through 6 Zoning Districts – Design Overlay



- The City of San Antonio adopted River Improvement Overlay Districts (RIO's) in 2002.
- Their purpose is to guide private investment along the river insuring a harmonious environment that increases the public's use and appreciation for the River Walk.

Design Overlay Districts

DO NOT:

- Affect underlying zoning designation or permitted uses
- Apply to existing buildings that are not being changed.
- In the case of the RIO's:
 - Do not apply to single-family house owners
 - Do not apply to small scale residential developments (i.e. apartment buildings of eight units or less and single-family developments less than six units)

MAY

- Require
 - specific exterior materials
 - window patterns
 - details (i.e. cornices)
 - or other design related items
- Change
 - Setbacks
 - Building heights
 - Site plans to have different characters like the location of parking lots.
- Encourage specific design related solutions to common problems.

The RIO's Have

- **Design Standards:** Requirements that must be met and generally have active verbs describing the requirement. Sentences usually have words like, "shall" or "must," followed by "provide" or "install."
- **Design Guidelines:** Recommendations that are not standards and use words like "should" or "consider."
- Projects must comply with Design Standards and are strongly encouraged to comply with Design Guidelines.

Outcome of the RIO's

- RIO 2: Museum Reach to Date
 - Total Investment: \$521,554,613
 - Total Housing Units: 3,160
- RIO 3: Continues to guide development in the historic River Walk
- RIO 4-6: Have helped with the San Antonio Mission's UNESCO World Heritage Designation

Formatting

RIO's:

- "RIO-2" so that it becomes a high density, mixed-use area.
- iii. Create a positive pedestrian experience as perceived at the street edge.
 - iv. Encourage neighborhood and cultural tourism oriented uses as well as those that provide additional housing for downtown workers.
 - v. Enhance the pedestrian experience with high quality streetscape designs and links to the public Riverwalk.
 - vi. Emphasize the street edge to enhance the pedestrian experience through continuous building walls and well-designed streetscape.
 - vii. Link the public Riverwalk with street edges to maintain adequate pedestrian circulation and views of both the street and the river.
 - viii. Maximize usable open space to provide opportunities for passive recreation and community gathering.
 - ix. Enhance the pedestrian experience with high-quality building designs that include balconies facing the river and primary entrances facing the street.
 - x. Design buildings to maintain the human scale of the environment.
 - xi. Ensure adequate solar access.
 - xii. Use varied materials and forms, including balconies, to provide visual interest.
 - xiii. Orient primary building entrances toward the street, but buildings should also have entrances facing the river, which are subordinate in character and scale to street entrances.
- C. Design Characteristics of "RIO-3" River Improvement Overlay District - 3.**
- i. The historic work of Robert Hugman, CCC and WPA construction work, Ethel Harris tile work, and work of the National Youth Administration shall be respected and preserved in all construction efforts. Adherence to the intent and spirit of those plans is essential in all construction.
 - ii. Traditional, formal street level design precedents shall be respected, but at the river level, the more informal, handcrafted style shall be maintained.
 - iii. The integrity of historic properties shall be preserved as provided for in [section 35-610](#). Historic differences between street level designs and river level designs shall be respected.
 - iv. The traditional design context of the area shall be respected at two (2) levels: the broader downtown context and the immediate block as it faces the river.
 - v. In new buildings that have more than one (1) facade, such as those that face the street and the river, the commission shall consider visual compatibility with respect to each important facade.
 - vi. The microclimate of the Riverwalk level shall be maintained and, during construction, shall be given extra protection. Downtown operations staff will be consulted to provide specific instructions for construction procedures.
 - vii. Over-crowding of plant life or altering levels of light and water along the river shall not be permitted.
 - viii. Enhance the pedestrian experience with high-quality building designs that include balconies facing the river and the primary entrance facing the street.
 - ix. Ensure adequate solar access on the Riverwalk.
- D. Design Objectives for "RIO-4" River Improvement Overlay District - 4.**

Downtown Design Guidelines:

Encourage the use of alternate modes of transportation by providing incentives for reduced automobile use.

- B. Provide secure bicycle parking space for residential, commercial and institutional building occupants.

Limit the number and width of curb cuts and vehicular entries to promote street wall continuity and reduce conflicts with pedestrians. See Figure 4.4

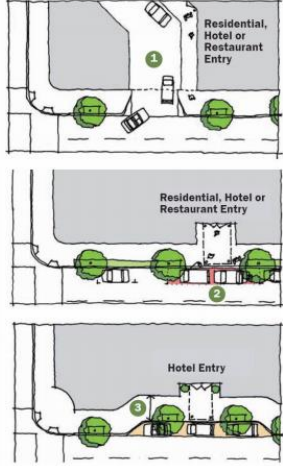
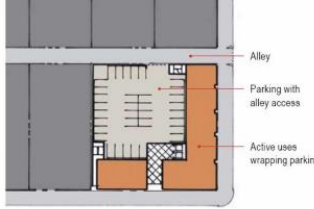


Fig 4.4 Drop-Off Zones

1. Drop-offs occur within building envelope, with minimal obstruction to pedestrian activity
2. Drop-offs along the curb line
3. Drop-offs can be inset where no curbside parking exists and where sidewalk widths can be maintained

Note: No columns may be located in the walkway/path of travel.



9. Vehicular access shall be from an alley, sidewalk or mid-block on a street as illustrated in Figure 4.5.
10. Curb cuts and parking and loading entries into buildings shall be limited to the minimum number required and the minimum width permitted.
11. Where a vehicular exit from a parking structure is located within five (5) feet of the back of the property line, a visual and audible alarm and enhanced paving shall be installed to warn pedestrians and cyclists of exiting vehicles.
12. Parking and loading access should be shared with adjacent properties where feasible.

B. STAND-ALONE PARKING STRUCTURES

Architectural Treatment

Parking structures may exhibit the same principles as great building design noted in previous sections. Providing an exterior screen comprised of high quality materials that screen the underlying concrete structure can elevate the building's stature and contribute to the overall quality of Downtown's built environment.

1. Parking structures shall have an external skin designed to improve visual character when exposed to prominent public view. Notwithstanding development standards Incremental to Section 35-384: Parking Lots as Primary use, this can include heavy-gauge metal screen, pre-cast concrete panels; live green wall (landscaped) laminated glass or photovoltaic panels. Figure 4.6 illustrates an unacceptable external skin.

RIO 7 San Pedro Creek Principles

RIO 7 will be similar to RIO's 1 through 6 in:

- Excluding the same uses along the creek.
- Addressing the same issues of how private development meets the publicly owned park.
- South of El Paso Street include guides to make development between the commercial corridor streets more pedestrian friendly.

RIO 7 San Pedro Creek Principles

What Could Be Different:

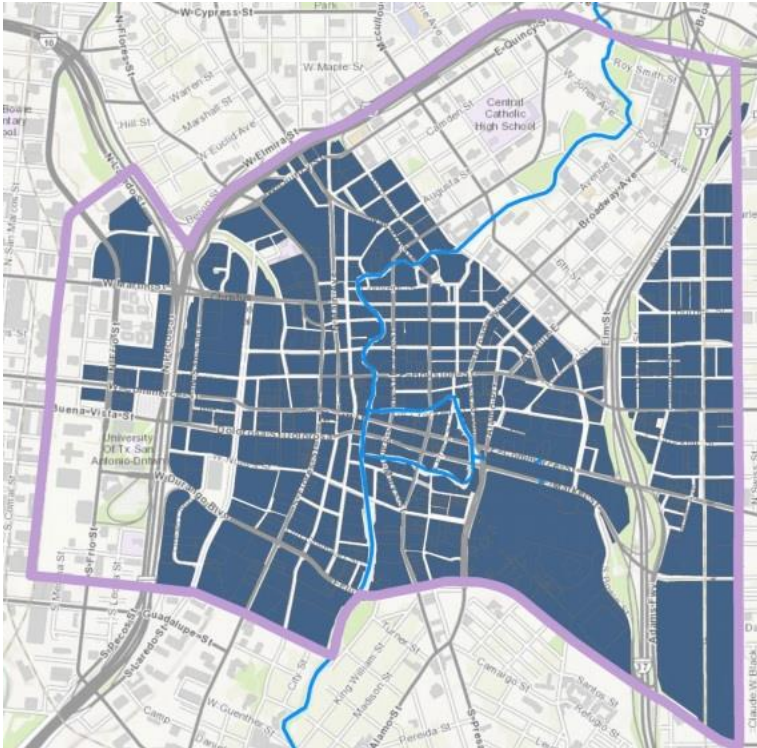
- Only address design character issues related to the creek not currently addressed in other guides or overlays.
- Remove language that is focused on enhancing the 1930's Hugman design aesthetic and replace with San Pedro Creek design aesthetic.
- Remove Solar Shading as a requirement and replaces it with simpler building setbacks.
- Temper language that focuses on matching a new building to near-by existing buildings. The city now has Historic Design Guidelines that address this issue in the historic districts along San Pedro Creek.

RIO 7 San Pedro Creek Principles:

What Could Be Different:

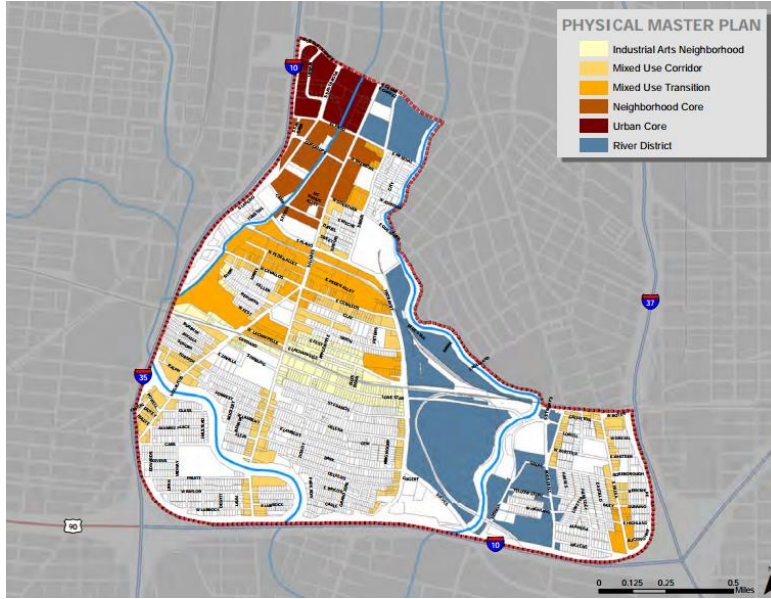
- Relax sign criteria to be more consistent with current technology.
- Encourage more diversity in building shapes and outdoor spaces along the creek.
- Encourage more urban development.
- Encourage better solutions for handling storm water runoff.
- Be consistent with the Downtown Design Guide and require more creek access in blocks over 550 feet long.

Boundaries for RIO 7



- Properties north of El Paso Street are in the Downtown 'D' district
- The street side of these properties have a design overlay, The Downtown Design Guide.
- Many properties along the creek from Houston St. to Nueva are also part of the Main and Military Plaza Historic District.

Boundaries for RIO 7



- Properties south of El Paso Street are in conventional zoning districts
- Many of these districts require suburban development form and character.
- The Lone Star Community Plan encourages pedestrian friendly design standards.

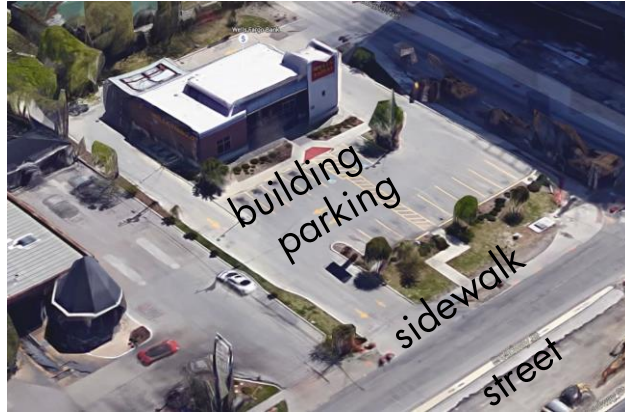


Character Area Identifiers* **	Urban Core	Neighborhood Core	Mixed-Use Transition	Mixed-Use Corridor	Industrial Arts Neighborhood	River District
Building Height	2-8 stories	2-6 stories	1-4 stories	1-3 stories	1-3 stories	Same as RIO-4. See UDC.
Build-To Zone	5' - 10'	5' - 10'	0' - 20'	5' - 15'	N/A	Same as RIO-4. See UDC.
Percent of Facade in Build-To Zone	85%	75%	75% primary streets, 50% other streets	75% primary streets, 50% other streets	N/A	Same as RIO-4. See UDC.
Retail-Ready Ground Floor Required	Yes	On primary street frontages	No	No	No	Same as RIO-4. See UDC.
Building and Tenant Entrances	Facing primary streets. Provide pedestrian access from San Pedro Creek.	Facing primary streets. Provide pedestrian access from San Pedro Creek.	Facing primary streets or secondary streets. Provide pedestrian access from San Pedro Creek.	Facing primary streets or courtyards. Provide pedestrian access from San Pedro Creek.	Provide pedestrian access from San Pedro Creek.	Same as RIO-4. See UDC.
Curb Cuts Along Primary Streets	Not recommended unless mid-block parcel with no other access	Not recommended unless mid-block parcel with no other access	Yes, but shared driveways encouraged	Yes, but shared driveways encouraged	Yes	Same as RIO-4. See UDC.
Location of Parking, Service Areas, Mechanical Equipment	Behind the building or in a structured garage wrapped on primary street frontage. Should be screened from adjoining thoroughfares and San Pedro Creek.	Behind the building or in a structured garage wrapped on primary street frontage. Should be screened from adjoining thoroughfares and San Pedro Creek.	Behind the building or in a sideyard. Should be screened from adjoining thoroughfares and San Pedro Creek.	Behind the building or in a sideyard. Should be screened from adjoining thoroughfares and San Pedro Creek.	No more than 50% of frontage should be on-grade parking. Should be screened from adjoining thoroughfares and San Pedro Creek.	Same as RIO-4. See UDC.
Building Materials	Traditional	Traditional	Traditional	Traditional and Non-traditional	Traditional and Non-traditional	Same as RIO-4. See UDC.
Transition to Single-Family Residences	Yes	Yes	Yes	Yes	Yes	Same as RIO-4. See UDC.
Landscape Character	Urban	Urban or Softer - no lawns	Softer including small lawns	Softer including small lawns	Mix of Urban and Softer including small lawns	Same as RIO-4. See UDC.
Privately Developed Open Space Character	Courtyards, paseos, and small plazas	Courtyards, paseos, small plazas, and squares	Courtyards, paseos, small plazas, and squares	Courtyards, paseos, small plazas, and squares	Courtyards, paseos, small plazas, squares, and greens	Same as RIO-4. See UDC.
Essential Landscape Components	Street trees, parking lot shading, and parking lot screening	Street trees, parking lot shading, and parking lot screening	Street trees, parking lot shading, and parking lot screening	Street trees, parking lot shading, and parking lot screening	Street trees, parking lot shading, and parking lot screening	Same as RIO-4. See UDC.
LID Strategies	Lot, District	Lot, District	Lot, Neighborhood, District	Lot, Neighborhood, District	Lot, Neighborhood, District	Lot, Neighborhood, District
Appropriate Uses	Community retail, restaurants, entertainment, office, urban residential	Neighborhood retail, restaurants, limited entertainment, office, urban residential	Local or unique retail and restaurants, office, and urban residential	Local or unique retail, restaurants, and entertainment with office, live-work, and urban residential	Cottage industrial, art studios and workshops, live-work, urban residential, office, supporting retail	Neighborhood or Community retail, restaurants, limited entertainment, office, urban residential. See UDC 35-338 for prohibited uses.
Corresponding Land Use Classification	High Density Mixed Use	High Density Mixed Use	High Density Mixed Use	Low Density Mixed Use	Low Density Mixed Use	Low Density Mixed Use, High Density Mixed Use

*See page 49-50 for detailed descriptions of the character area identifiers.

** Guidelines may not be appropriate for properties that are designated local historic landmarks or are within local historic districts and require design approval from the HDRC.

Commercial Corridors in the RIO's



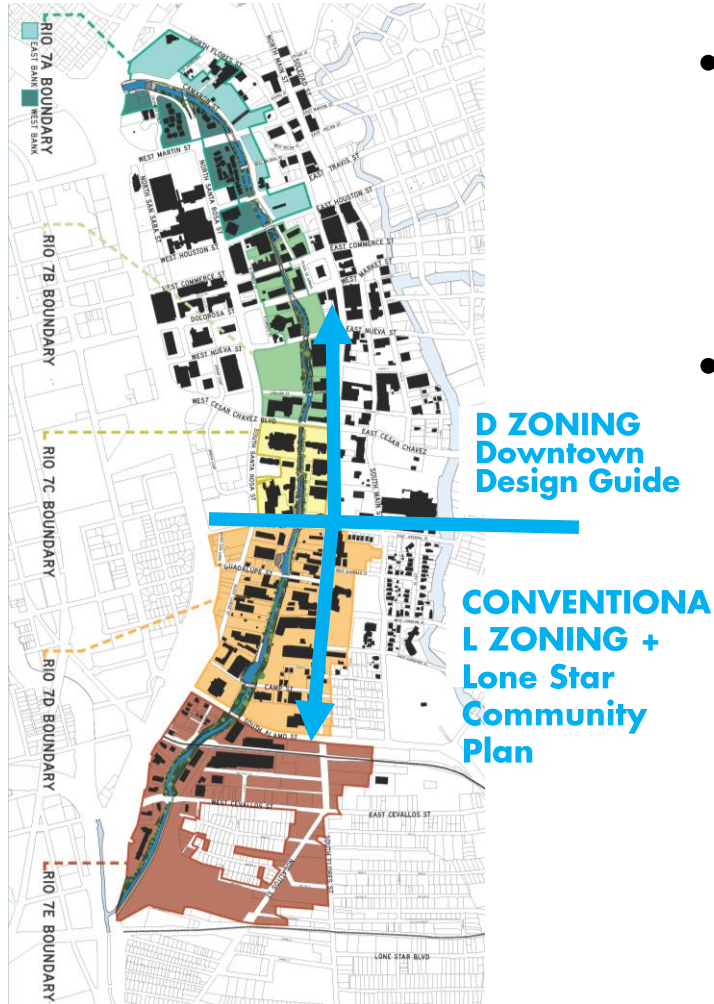
Conventional Zoning



Pedestrian Friendly Design Overlay

- RIOs 1 through 6 include the major commercial streets on either side of the river.
- The purpose was to:
 - Encourage more pedestrian friendly development that enhances pedestrian access and use of the river.
 - Give guidance to the areas between the Historic Districts.

Boundaries for RIO 7



- North of El Paso Street in the 'D' Zoning District, RIO 7 only applies to properties adjacent to the creek.
- South of El Paso Street, RIO 7 applies to the area between the commercial corridor streets, similar to RIO's 1 through 6.

RIO Outline

1. Criteria for Certificate of Appropriateness—Generally
2. Criteria for a Certificate of Appropriateness—New Construction, Additions and Alterations
3. Neighborhood Wide Design Standards
4. Site Design Standards. modified
5. Building Design Principles
6. Archaeology
7. Alteration, Restoration and Rehabilitation
8. Administrative Approval
9. Signs and Billboards in the RIO
10. Other Requirements and Regulations
11. Demolition of Historic Features in the Riverwalk Overlay Districts
12. Signs on the Riverside of Properties Abutting the River

Criteria for Certificate of Appropriateness— Generally

- a) Policy Manual Adopted
- b) Design Objectives for River Improvement
Overlays Districts
 - Design Objectives for RIO-1
 - Design Objectives for RIO-2
 - Design Objectives for RIO-3
 - Design Objectives for RIO-4
 - Design Objectives for RIO-5
 - Design Objectives for RIO-6

RIO 7 Design Objectives

- A. Encourage high quality pedestrian connections like courtyards, paseos, arcades, tree-alleys, and linear gardens connecting the high and low bank paseos to the surrounding neighborhoods.
- B. Encourage mixed-use buildings.
- C. Maximize usable open space to provide opportunities for passive recreation and community gathering
- D. Orient building toward major streets while providing garden facades and entrances along the creek.
- E. Provide a varied building edge along the creek.
- F. Create unique, memorable places at the creek and street intersections.
- G. Reuse and rehabilitate existing buildings.
- H. Design new buildings to be compatible with existing, historic structures while encouraging good contemporary design.

RIO 7A Design Objectives

- i. Develop a high-density downtown neighborhood.
- ii. Develop Cameron Street as pedestrian focused, urban street that expands the perceived boundary of the San Pedro Creek Improvements Project.
- iii. Provide a high quality pedestrian connection between the creek and neighborhood institutions:
 - a. Main Public Library.
 - b. Southwest School of Art.
 - c. Santa Rosa Hospital.
 - d. San Antonio Riverwalk.
- iv. Provide a high quality pedestrian connection between the creek and Santa Rosa Street roughly aligned with W. Salinas Street and/or the creek deck.

RIO 7B Design Objectives

- i. Develop a commercial, cultural arts, and civic center district.
- ii. Reinforce and connect with El Mercado Zona Cultural.
- iii. Encourage higher-density mixed-use buildings compatible with existing historic buildings and structures.
- iv. Interpret the historic ground-plane relationship between the creek and existing pre-1880's structures.

RIO 7C Design Objectives

- i. Develop a Downtown Core south of the Civic District.
- ii. Provide high quality pedestrian connections between the creek and Commanders House Park.
- iii. Implement the Lone Star Neighborhood Plan.

RIO 7D Design Objectives

- i. Develop a Neighborhood Core.
 - a. King William Neighborhood and the San Antonio River Walk.
 - b. Lone Star Neighborhood.
- ii. Create a positive pedestrian experience as perceived at the street edge along S. Flores Street.
- iii. Implement the Lone Star Neighborhood Plan.

RIO 7E Design Objectives

- i. Develop a Mixed Use Transition area.
- ii. Provide high quality pedestrian connections between the creek and surrounding neighborhoods and the San Antonio River Walk:
- iii. Create a positive pedestrian experience as perceived at the street edge along S. Flores Street.
- iv. Implement the Lone Star Neighborhood Plan.

Criteria for a Certificate of Appropriateness—New Construction, Additions and Alterations

- a) In considering whether to recommend approval or disapproval of an application for a certificate of appropriateness for new construction, additions or alterations in a river improvement overlay district, the historic and design review commission shall be guided by the compatibility standards

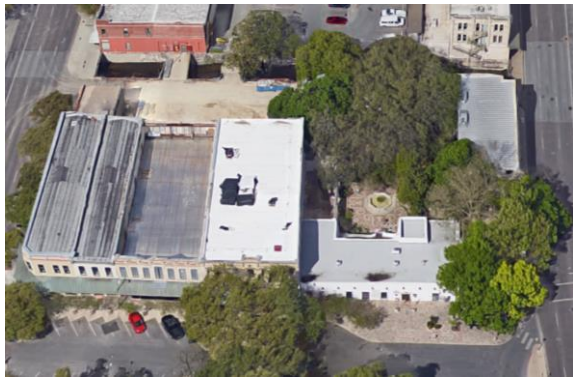
Neighborhood Wide Design Standards

- a) Pedestrian Circulation
- b) Automobile Access
and Parking
 - a) Have specific
standards for major
streets
- c) Views

Site Design Standards

- ~~a) Solar Access-Building setbacks~~
- b) Building Orientation
- c) Topography and Drainage
- d) Massing and Creek-Side Wall
 - a) Similar to Downtown Design Guide for RIO 7d and RIO 7e
- e) Riverside Setbacks
- f) Landscape Design
- g) Plant Materials
- h) Paving Materials
- i) Site Walls and Fences
- j) Street Furnishings
- k) Lighting
- l) Curbs and Gutters
- m) Access to Public Pathway Along the River
- n) Buffering and Screening
- o) Service Areas and Mechanical Equipment
- p) Bicycle Parking
- q) Publicly Accessible Open Space Configurations

Spanish Governor's Palace



Paseos & Mid-Block Connections

Paseo

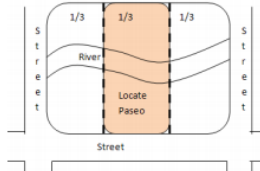


Fig 6.1 Mid-Block Paseo Diagram

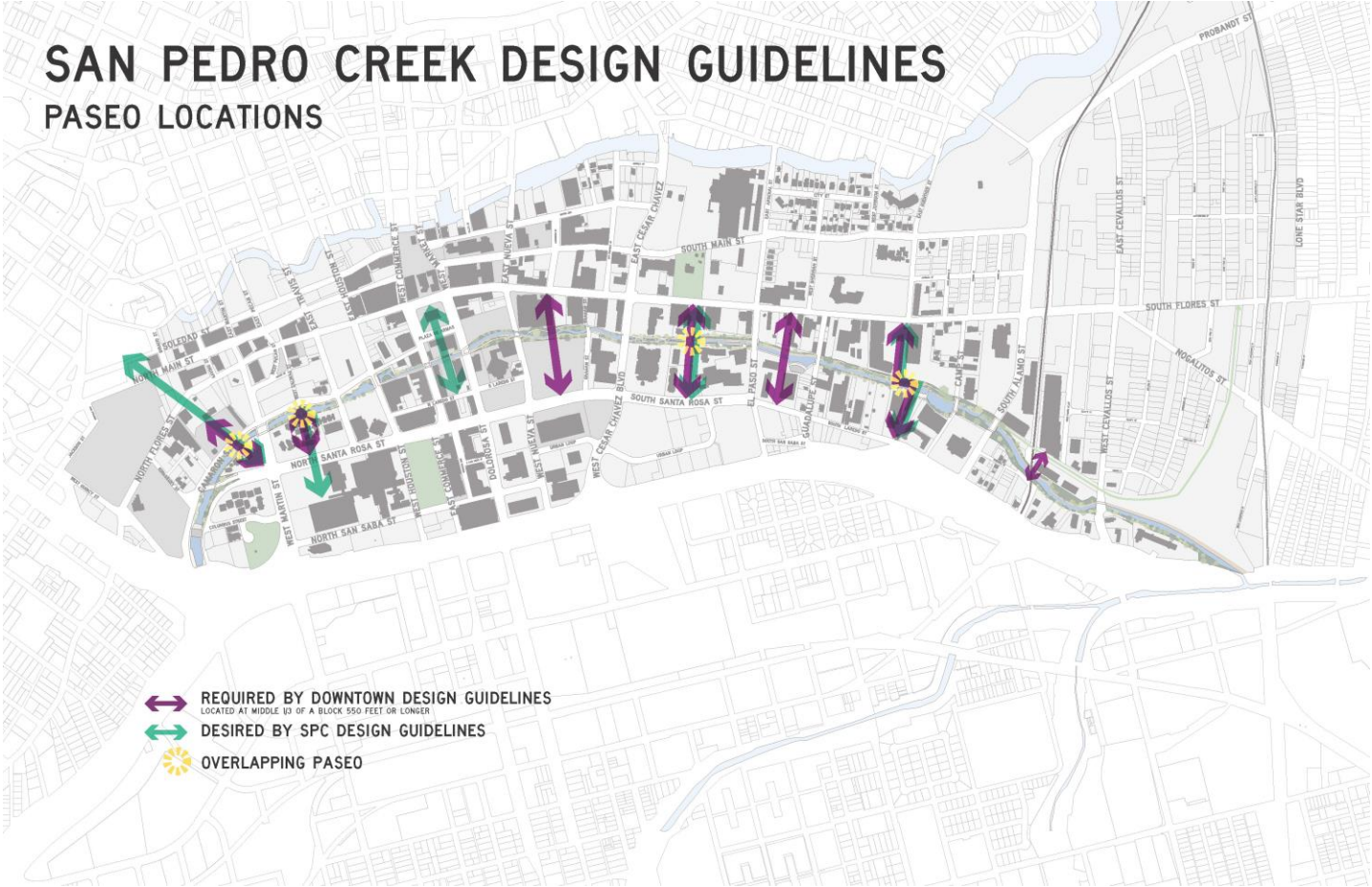
2. A paseo should:
 - Connect from a public street to another public street, public alley or the San Antonio River
 - Be at least 15 feet wide and should be located in the middle one-third of a block and provide vertical access from the public sidewalk to the River Walk as seen in figure 6.1;
 - Be open to the public during normal business hours;
 - Have a clear line of sight to the river of the adjoining street;
 - Be at least 50 percent open to the sky or covered with a transparent material;
 - Be lined with some ground floor spaces designed for retail, especially restaurants, and/or cultural uses along at least 25 percent of its frontage;
 - Include at least one gathering place with a fountain or other focal element.
 - Provide a niche for recycling and waste receptacles to be shared with nearby, older buildings lacking such facilities; and
 - Add effective lighting to enhance visibility and safety.

Mid-Block Connection

C. CURB EXTENSIONS AND CROSSWALKS

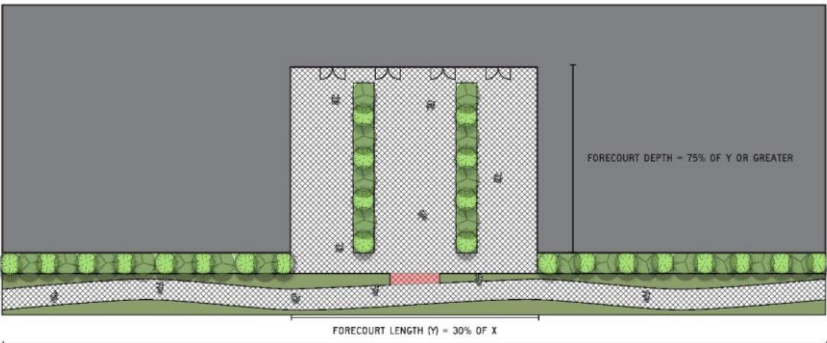
1. **Crosswalks are to be provided at all types of street intersection configurations, including Xs, Ts and Ls.**
2. *Mid-block crosswalks should be provided on all blocks 550 feet or longer, subject to approval by San Antonio Public Works and/or Texas Department of*

Publicly Accessible Open Space Configurations along the Creek - Paseos

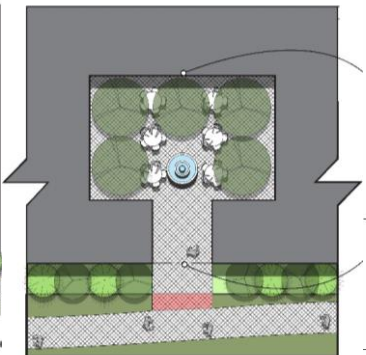


Publicly Accessible Open Space Configurations along the Creek

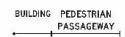
Forecourt



Courtyard



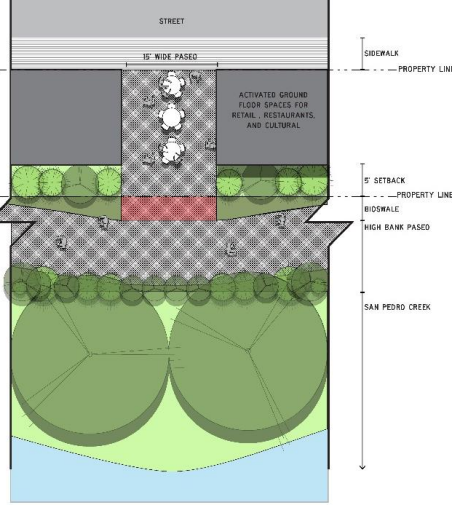
Canopy



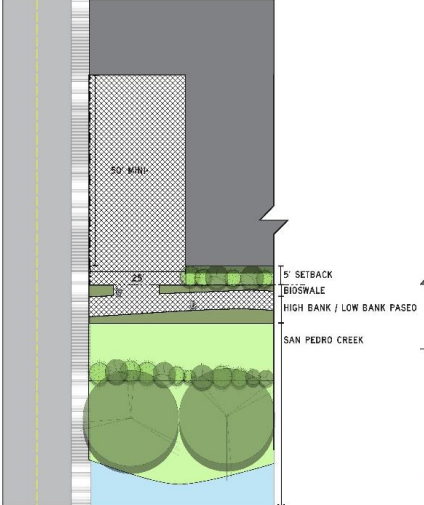
Arcade



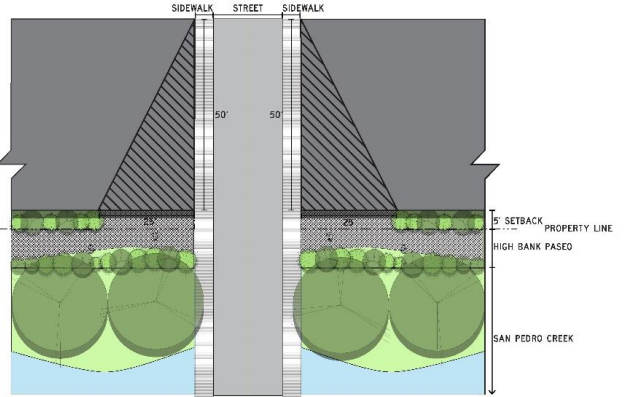
Paseo



Creekside Plaza / Garden



Creek / Street Intersection



Building Design Principles

a) Architectural Character

1. Buildings should be designed to express the period in which they are built. Building materials and character should be compatible with the creek but should have their own identity.

1. Mass and Scale

1. Where buildings are infilled between existing buildings:...
2. Develop the first floor to activate the creek and streets.
 1. In mixed-use buildings
 2. In multi-family residential buildings with no retail,
 3. Institutional and civic buildings
 4. Alternate arrangements that provide creek and street activation may be approved by the Historic Preservation Officer.

Building Design Principles

(3) Where a building facade faces the creek it should recognize the historic proportions of lots and resulting building forms. Lots were generally seventy to ninety feet wide along the creek but several hundred feet deep. The resulting building forms are long bar-shapes running perpendicular to the creek.

A. Buildings are not allowed to have a continuous, flat façade lot-line to lot-line along the creek property line. Building facades should turn perpendicular to the creek property line and form a side-yard court before the property line. The side-yard court should have windows, balconies, or other ways of viewing the side-yard court from the building's interior.

B. The maximum length of a building façade before the building forms a side-yard court, court, courtyard, or forecourt is ninety (90) feet.

C. Side-yard courts and courts shall be at least fifteen (15) feet wide and ten (10) feet deep.

Building Design Principles

c) Height

1. The maximum building height and creek-side setbacks shall be as defined in Table 674-2. Building setbacks shall be at least fifteen feet.

d) Materials and Finishes

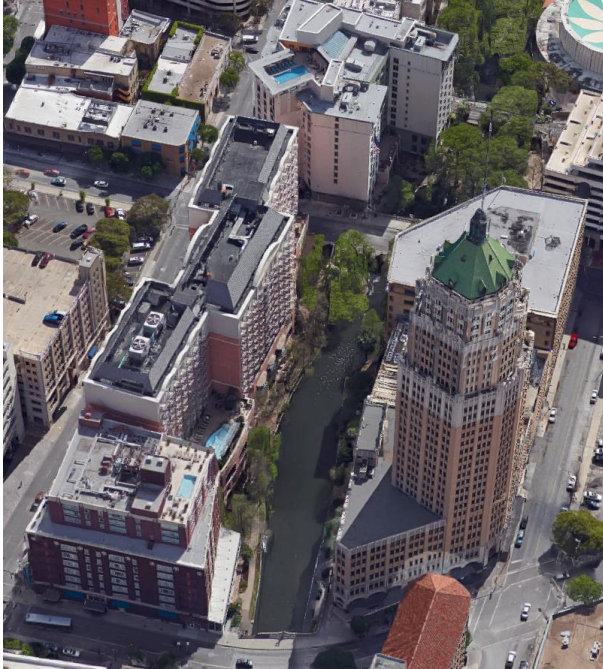
1. Refer to the Downtown Design Guide.

~~e) Façade Composition~~

~~f) Staircases~~

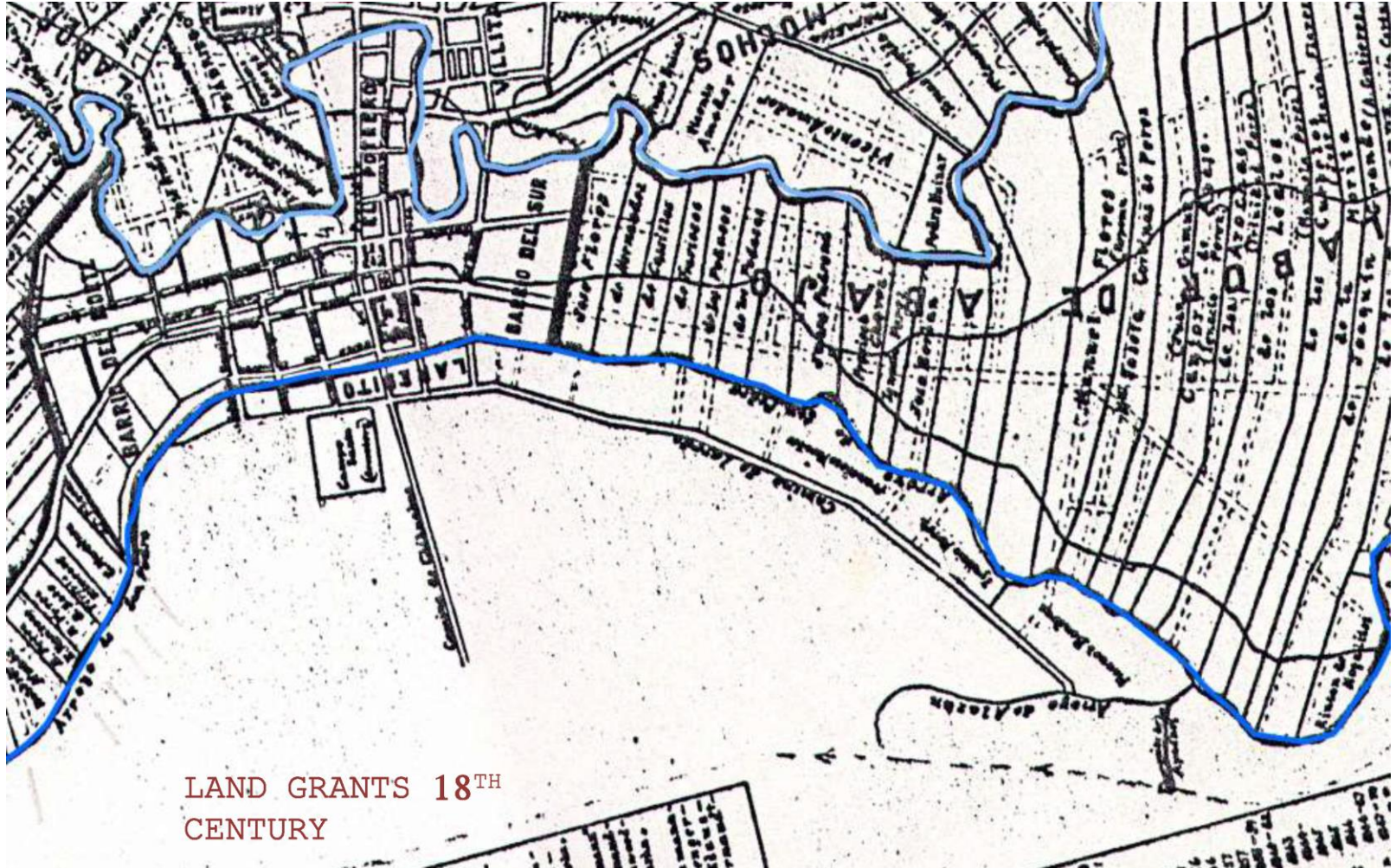
~~g) Awnings, Canopies, and Arcades~~

River Walk Buildings tend to be parallel to the river.



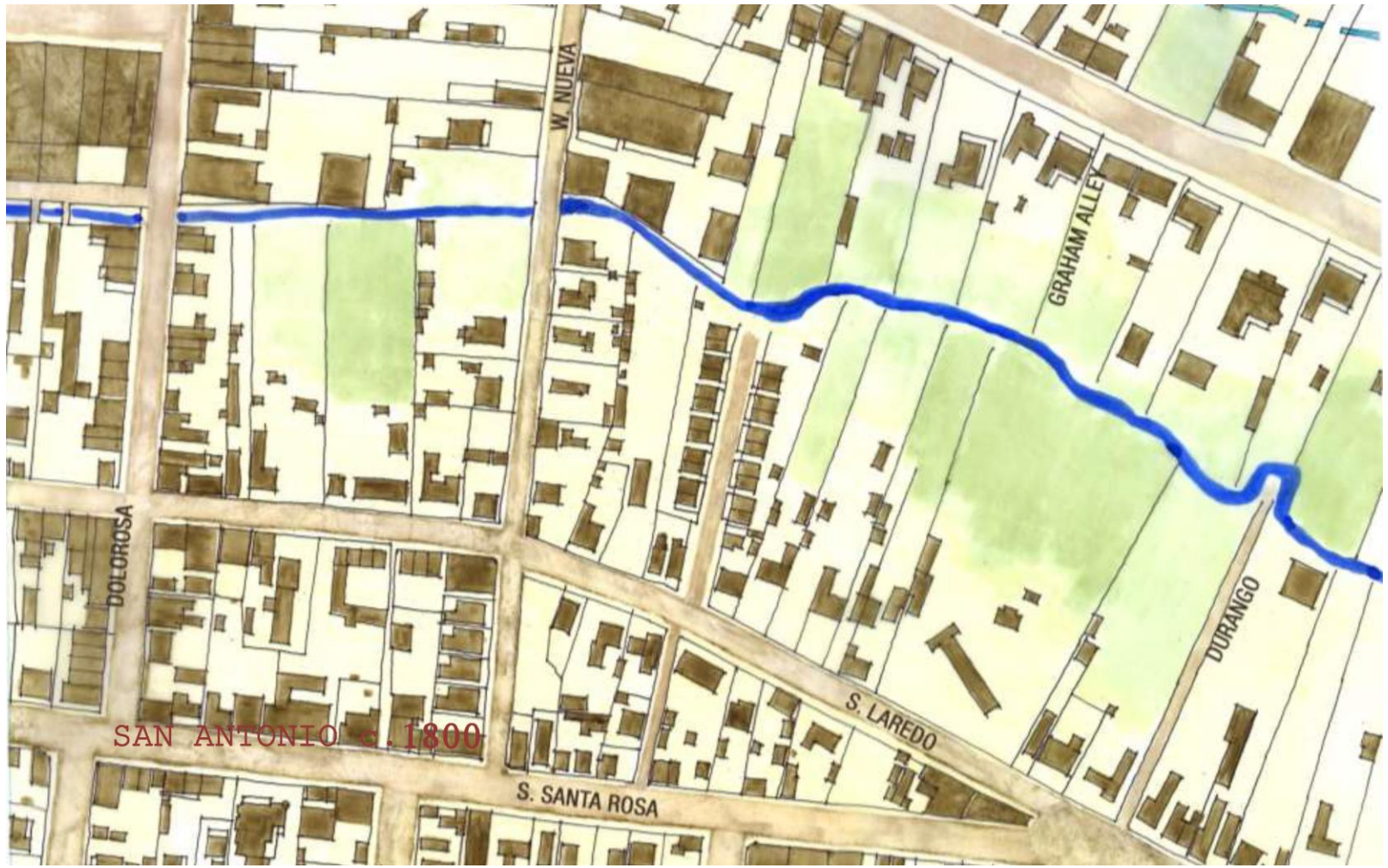
- RIO building standards focus on elevations

Along San Pedro Creek, buildings tend to be perpendicular to the creek.

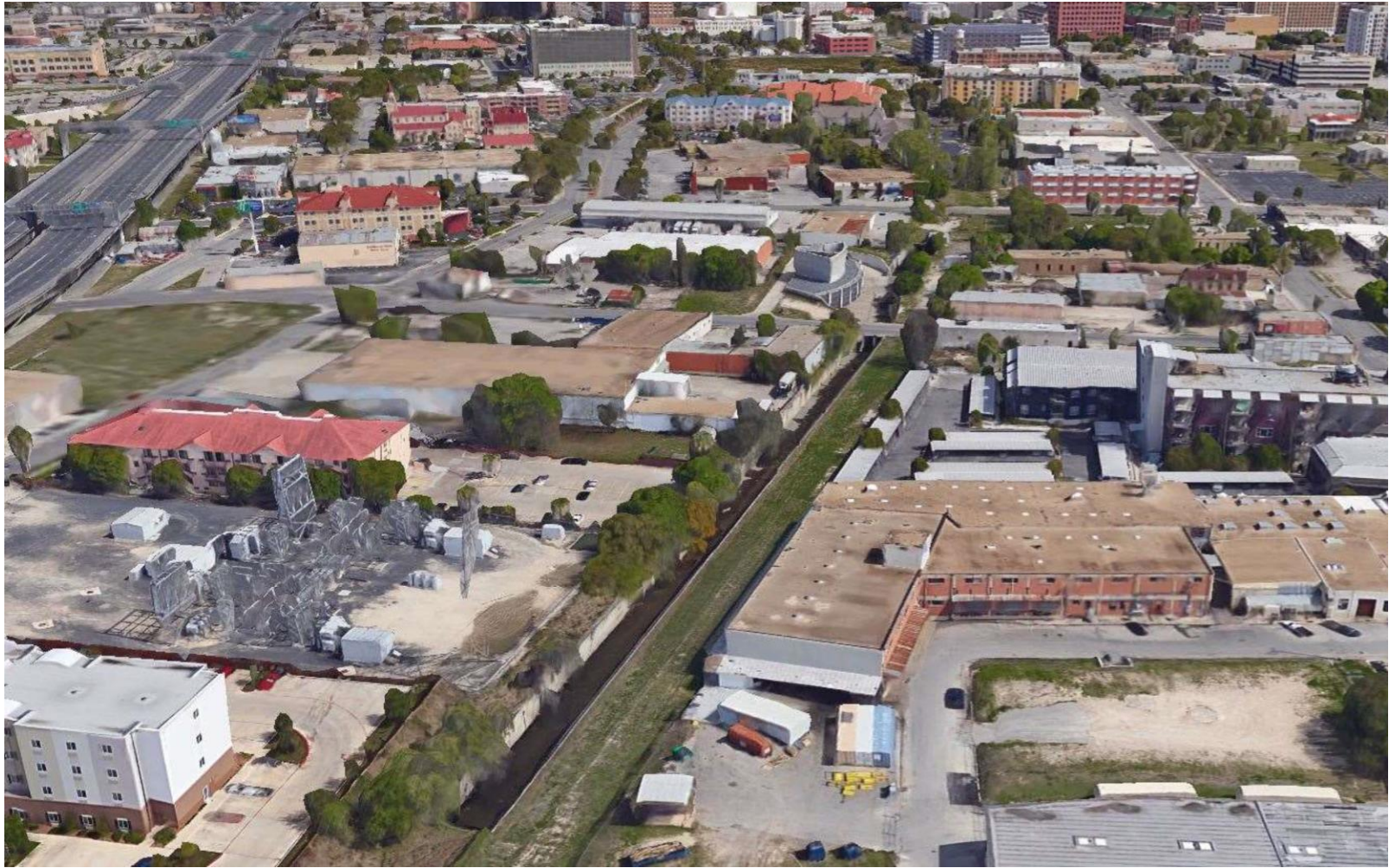




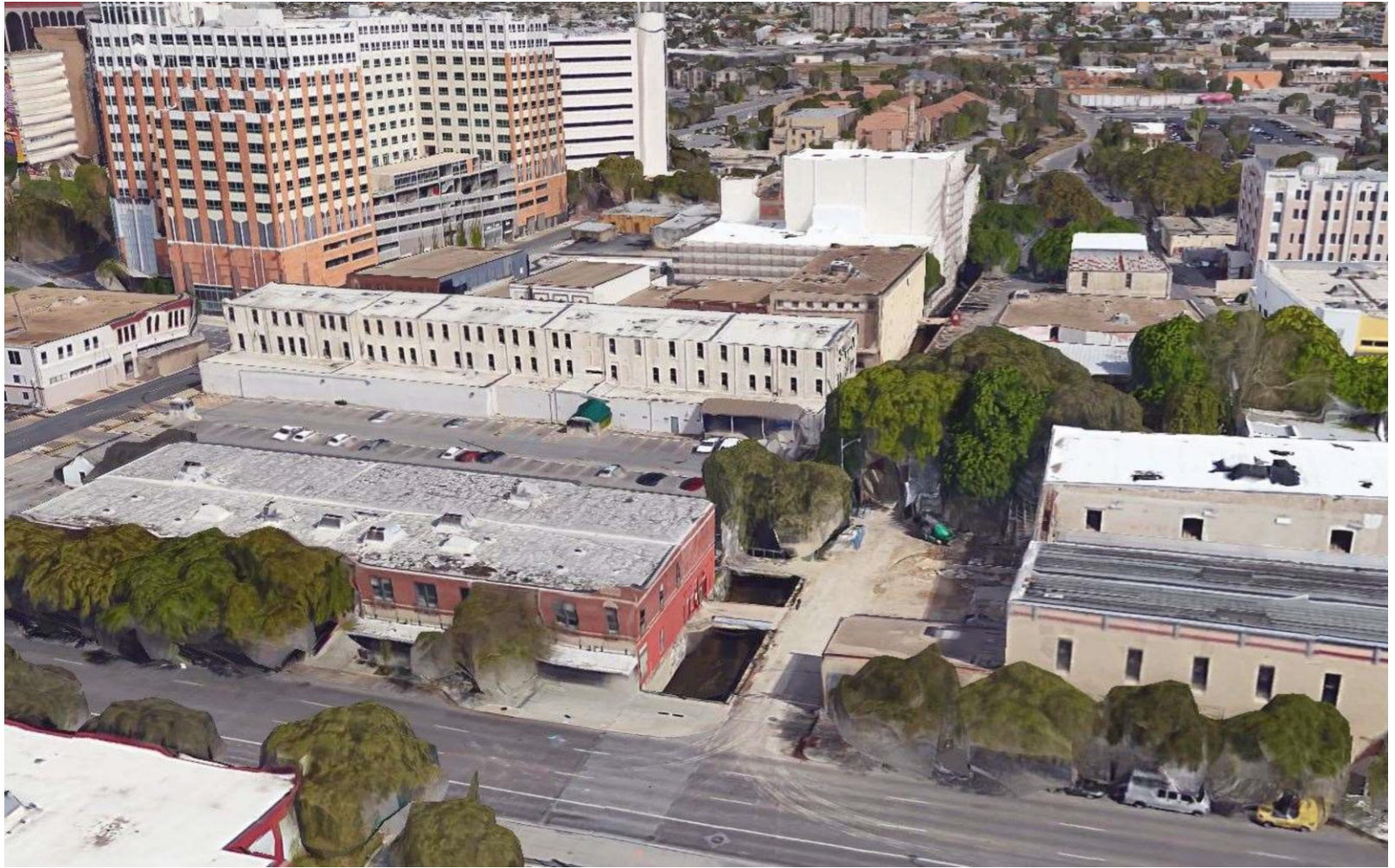
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SAN ANTONIO c. 1800









Archaeology

- When an HDRC application is submitted ... archeologist shall review the project application to determine if there is potential of containing intact archaeological deposits. If ... there is potential of containing intact archaeological deposits, an archaeological survey report shall be prepared and submitted.
- [...if] a determination is made that the site has little to no potential of containing intact archaeological deposits, the archaeological survey report may be waived.
- Upon completion of a survey, owners of property containing inventoried archaeological sites are encouraged to educate the public regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

Alteration, Restoration and Rehabilitation

- a) In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure, the historic and design review commission shall be guided by the National Park Service Guidelines in addition to any specific design guidelines included in this subdivision.

Administrative Approval

- Applications for certain minor alterations, ordinary repairs or maintenance may be reviewed and approved administratively by the historic preservation officer without review by the historic and design review commission. Those activities which constitute minor alterations, additions, repairs or maintenance include but are not limited to those listed in section 35-611.

Signs and Billboards in the RIO NEEDS ADDITIONAL WORK

- a) General Provisions
- b) Sign Definitions
- c) Standards for Sign Design and Placement
- d) Proportion of Signs
- e) Number and Size and Signs
- f) Allowable Signs not included in the Total Signage Area
- g) Pedestrian Menu Boards
- h) Sandwich Boards
- i) Noncommercial Speech Signs
- j) Allowable Temporary Signs
- k) Prohibited Signs
- l) Installation
- m) Hardship Cases
- n) Nonconforming Status
- o) Performing Arts Center Signs
- p) Violations in Rive Improvement Overlay Districts and on the River Walk
- q) Dilapidated Signs
- r) Abandoned Signs

Other Requirements and Regulations

- a) Garbage or Trash Storage
- b) Portable Carts
- c) Boats, Barges, and Water Taxis
- d) Monuments, Markers, Memorials, and Acknowledgements
- e) Vending in the River Walk Area

Demolition of Historic Features in the Riverwalk Overlay Districts

- a) Applicability
- b) Unusual and Compelling Circumstances for Demolitions of the Above
- c) Penalties

Signs on the Riverside of Properties Abutting the River

- a) Character of Signs
- b) Sign Definitions
- c) Standards of Signage
- d) Installation
- e) Hardship Cases
- f) Nonconforming Status
- g) Violations in River Improvement
Overlay Districts and on the
River Walk

Building Permit Process:

- Before receiving a building permit, an owner must submit their plans to the Office of Historic Preservation (OHP).
- The OHP reviews the plans for compliance with the RIO guide and recommends approval, approval with stipulations, or denial to the Historic and Design Review Commission (HDRC).
- The HDRC may accept, reject, or propose different stipulations than the staff recommended.
- The following types of projects that are in a RIO BUT not in a historic district do not require HDRC review:
 - Interior renovations
 - Single-family houses or multi-family apartment buildings up to 8 units.
- Painting, roofing, and other maintenance type projects usually need staff approval but do not go to the HDRC except to appeal a staff denial.